WARRANTY DEED

Karen Johnson Davidson County
Batch# 372877 DEEDWARR
03/16/2020 11:22:42 AM 2 pgs
Fees: $13.00 Taxes: $776.96

20200316-0028741

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,990.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9th day of March, 2020

Notary Public

MY COMMISSION EXPIRES: 11.8.21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brittany Winding	First Community Mortgage, Inc.	163-16-0D-021.00
(NAME)	(NAME)	
5888 Monroe Xing	262 Robert Rose Dr #200	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Murfreesboro TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lake Forest Homes, Inc., a Tennessee corporation,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Brittany Winding, a single woman** hereinafter called the GRANTEES, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit/Lot 21 of Centerview at Provincetown, as shown on Exhibit "B" in the Declaration Of Covenants, Conditions and Restrictions for Centerview at Provincetown, a Horizontal Property Regime With Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b) of record in Instrument Number 20180710-0066588, as amended in Instrument No. 20180718-0069941, Register's Office for Davidson County Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Centerview at Provincetown, a Horizontal Property Regime contained in said Declaration, the plat filed at Exhibit "B" to said Declaration appearing in Instrument Number 20180710-0066588, as amended in Instrument No. 20180718-0069941 and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Lake Forest Homes, Inc. by Quitclaim Deed from NIR Homes, Inc. dated October 23, 2019 and recorded in Instrument Number 20200227-0021780 recorded with the Register's Office in Davidson County, Tennessee.

Subject to: Taxes and assessments for the year 2020 and subsequent years a lien, but not yet due and payable.

Any and all zoning regulations, building restrictions, and setback lines, if any, and all easements for public utilities.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20180710-0066588 and amended in Instrument No. 20180718-0069941, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless

and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped person.

Charter of record in Instrument Number 20180717-0069538, in the Register's Office for Davidson County, Tennessee.

Easement Deed by Court Order of record in Instrument Number 20120228-0017172, in the Register's Office for Davidson County, Tennessee.

Development Easement and Agreement of record in Instrument Number 20031124-0170577, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

unimproved ☐

This is improved ☑ property, known as 5888 Monroe Xing, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hands this 9th day of March, 2020.

Lake Forest Homes, Inc.

Authorized Agent

by: Jennifer R. Pierce, Authorized Agent

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, Jennifer R. Pierce, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be an Authorized Agent of Lake Forest Homes, Inc. and that she as such Authorized Agent executed the foregoing instrument for purposes therein contained, by signing the name of the entity by herself as an Authorized Agent of Lake Forest Homes, Inc.

WITNESS my hand and seal this 9th day of March, 2020.

Notary Public

My Commission Expires: 9-20-2020

CARL E DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

File No.: 202001045